

Date: January 28, 2014

To: The Honorable Mayor and City Council

From: Aleem Ghany, Public Works Director *AG*

Re: Small Scale Land Use Plan Amendment – Winson Water Treatment Plant Expansion

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING THE PROPERTIES LOCATED AT 1094 NORTHWEST 122ND STREET, 1092 NORTHWEST 122ND STREET, 1080 NORTHWEST 122ND STREET, 1075 NORTHWEST 121ST STREET, 1085 NORTHWEST 121ST STREET, AND 12105 NORTHWEST 11TH AVENUE, FROM LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO UTILITIES LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

RECOMMENDATION

That the City Council recommend approval of the proposed ordinance to amend the Comprehensive Plan, Future Land Use Map (FLUM) for the subject lots located at 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue, from Low Density Residential to Utility land use and forward to City Council for final consideration.

PLANNING COMMISSION RECOMMENDATION

At its meeting on January 7, 2014 the Planning Commission (attended by Commissioners James, Each, Ernst, Castor and Seifried) reviewed and discussed the proposed ordinance to amend the city's Comprehensive Plan, Future Land Use Map in order to allow a land use change on the subject site from Low Density Residential to Utility land use. Staff provided an overview of the proposed map amendment and explained that it was needed to accommodate the future expansion of the City's Winson Water Treatment Plant. Based on the information provided, the Planning Commission agreed that the proposed amendment was necessary and further advanced the City's objective to provide a public service and satisfy the growing water service demands. However the Commission did express concerns that there needed to be additional outreach through a community meeting to educate the surrounding property owners of the proposed plans for the water plant expansion. After receiving public input the Planning

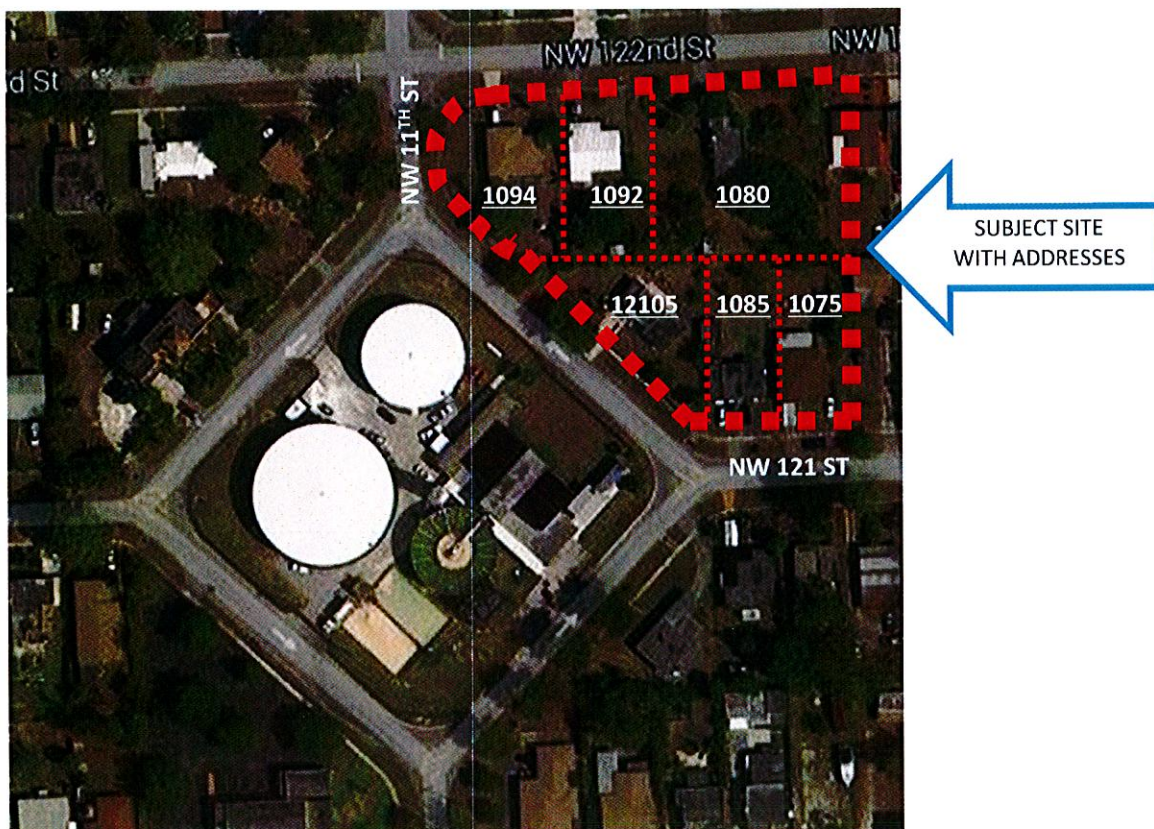
Commission finally rendered a unanimous approval of 5-0. The motion to approve was made by Commissioner Each and seconded by Commissioner Prevatel.

BACKGROUND

The subject site, consisting of six (6) adjacent and abutting lots totals 1.33 acres in size and includes properties with the following addresses: 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue. The subject area is adjacent to the City's Winson Water Treatment Plant, which is located just northwest of the subject area. Based on the current and future water demands, the City desires to expand the Winson Water Treatment Plant by adding new water storage tanks as well as additional administrative space to accommodate the current and future demands within the City's water service area. As such, all six properties were acquired by the City in order to provide additional land area for the aforementioned water plant expansion (See Figure 1 in the map below).

The City's Public Works Department has filed an application for a Small Scale Land Use Plan (Map) Amendment, for a change in designation from Low Density Residential to Utilities land use, in order to establish appropriate land use on site that's more compatible with the future intended purpose for the site.

Figure 1 - Location map



ANALYSIS

Per Article 3, Section 3-1105 of the City's Land Development Regulations all requests for amendments to the City's Comprehensive Plan (Future Land Use Map) must satisfy the following minimum criteria:

- 1. Whether the application specifically advances any goal, objective or policy of the Comprehensive Plan:**

The proposed application is consistent with the City's Comprehensive Plan, specifically Policy 4D.2.1 which requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Staff believes the proposed Small Scale Land Use Plan amendment is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service; and

- b. Its effect on the level of service of public infrastructure;**

Traffic

The subject site is proposed as the location for two ground storage tanks that will function as part of the existing water plant site. An administrative building is also planned on the existing water plant site to provide additional work space for Public Works staff that maintain the water plant. The future trips anticipated from the proposed use will be minimal and is projected to be less than the trips generated from the six (6) single family units that were previously onsite.

Water & Sewer Impact

The Winson Water Treatment Plant is near the end of its useful life. The planned improvements will extend the life of the water plant and maintain the City's compliance with all regulatory standards and provide continued reliable service that meet current and future water demands.

Based on the City's recently adopted Water Supply Plan, the Winson Water Plant has an average capacity of 9.3 million gallons per day (MGD) and a current demand of approximately 15.77 MGD, resulting in a shortfall of 6.47 MGD which is satisfied by water purchased from Miami Dade County at a rate of 9.3 MGD (resulting in a total water supplied to North Miami's service area at the rate of 19.3 MGD). Leaving the City with a surplus of 3.53 MGD.

- c. its effect on environmental resources;**

Since the Winson Water Treatment Plant is near the end of its useful life. The proposed expansion will allow the City to improve service delivery at the water plant, maintain the City's compliance with all regulatory standards and provide continued reliable service. The continued treatment of water from the Biscayne Aquifer will also decrease the City's need to purchase additional water from other sources.

The proposed land use plan amendment is not anticipated to have adverse impacts on the City's environmental resources. The plant must meet certain County and State environmental regulations in the

maintenance of the facility. Additionally, per Section 5-805 of the City's LDR, all new construction is required to incorporate LEED standards or the City's alternative green standards as part of its new development in order to support the City's environmental initiatives. The proposed construction of the new administration building will include an environmentally sustainable LEED Silver designation building.

d. its effect on hurricane evacuation;

Policy 5A.3.1 of the Comprehensive Plan requires that the City "review of development proposals within the coastal planning area consider vehicular accessibility and internal circulation patterns to minimize the time required to evacuate the coastal planning area. Staff has determined that the subject site is not located in the Coastal Planning area and as such is not subject to the requirements of Policy 5A.3.1.

e. Its effect on the availability of housing that is affordable to people who work in the City of North Miami; and

Although the proposed amendment results in the reduction of 6 single family affordable units from the City's total housing stock, staff believes the impacts are minimized by the addition of new affordable housing being planned/developed elsewhere in the City.

f. Any other effect that City staff determines is relevant to the City Council's decision on the application;

To ensure further compatibility with the surrounding neighborhood, the Public Works Department agrees to establish adequate landscaping and screening to buffer the subject site from the neighboring residential uses located east of the site. As an alternative there have also been considerations to locate the new administrative building on the subject site so it serves as an additional buffer between the existing single family homes and the proposed water storage tank planned on the subject site.

CONCLUSION

Based on our analysis, staff is of the opinion that the proposed land use amendment is consistent with the requirements of Chapter 163, F.S. and is in keeping with the goals objectives and policies of the City's adopted Comprehensive Plan. Therefore staff **requests that City Council approves the attached ordinance amending the Comprehensive Plan (Future Land Use Map) of the subject property from Low Density Residential to Utilities land use subject to the following conditions:**

1. Per the Planning Commission's request the Public Works Department agrees to host a community meeting to educate the surrounding property owners and solicit their input with regard to the look of the building and the proposed landscape buffers that will be included along the perimeter of the site.
2. The City Engineer shall contact the City's Zoning Administrator in order to submit a conditional use permit application with a detailed site plan with elevations for review and comments by the City's Development Review Committee (DRC). The final site plan and conditional use permit application shall be subject to approval by City Council prior to obtaining final building permits.

3. The Public Works Department agrees to work with the City's contract Architect in order to ensure the architectural renderings of the proposed structures on the subject site are aesthetically pleasing and compatible with the surrounding single family neighborhood.
4. That all six lots be consolidated into one parcel by virtue of a unity of title. Said instrument meeting the approval of the Community Planning and Development Department and the office of the City Attorney. Said instrument shall be recorded in the public records of Miami Dade County with copies furnished to the Community Planning and Development Department within forty five (45) days of final Council approval.

TWS/wpl

- Attachments:
1. Proposed Ordinance
 2. Concept Map & Site Survey
 3. Land Use Map
 4. Letter of intent

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING THE PROPERTIES LOCATED AT 1094 NORTHWEST 122ND STREET, 1092 NORTHWEST 122ND STREET, 1080 NORTHWEST 122ND STREET, 1075 NORTHWEST 121ST STREET, 1085 NORTHWEST 121ST STREET, AND 12105 NORTHWEST 11TH AVENUE, FROM LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO UTILITIES LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature passed and adopted Chapter 163, Local Government Comprehensive Planning and Development Regulation Act, which requires the City of North Miami ("City") to adopt and enforce a comprehensive plan; and

WHEREAS, Section 163.3187(1), Florida Statutes, allows local governments to periodically make small scale land use amendments to their comprehensive plan future land use map, if the proposed amendment: (a) does not exceed 10 acres, (b) the cumulative annual effect of the acreage for all adopted small scale amendments does not exceed 120 acres, (c) the proposed amendment does not involve a text change to the goals, policies, and objectives of the comprehensive plan, and (d) the property that is the subject of the proposed amendment is not located within an area of critical state concern; and

WHEREAS, the subject area, consisting of approximately 1.33 acres in size, encompassing the properties located at 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue ("Subject Property"), is currently designated by the City

Comprehensive Plan (“Comprehensive Plan”) Future Land Use Map as Low Density Residential; and

WHEREAS, the City, as the owner of the Subject Property, filed an application for a Small Scale Land Use Plan amendment to change the designated use of the Subject Property from Low Density Residential to Utilities Use, to allow for the proposed expansion and redevelopment of the Winson Water Treatment Plant (“Water Plant”) with proceeds from the Florida Department of Environmental Protection State Revolving Fund (SRF), upon a single and contiguous project landsite; and

WHEREAS, Policy 4D.2.1 of the City Comprehensive Plan (“Comprehensive Plan”), requires that the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand; and

WHEREAS, the proposed Small Scale Land Use Plan amendment is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service; and

WHEREAS, pursuant to Article 2, Section 2-203 of the City Code of Ordinances, Land Development Regulations (“LDRs”), at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed zoning or Comprehensive Plan change; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on January 7, 2014, unanimously found the application to be consistent with the goals, policy and objectives of the Comprehensive Plan and recommended approval of the Small Scale Land Use Plan amendment to the Mayor and City Council, with the condition that the City reaches out to nearby residents to obtain input for the integration of landscaping and aesthetical improvements to the proposed expansion and redevelopment of the Water Plant; and

WHEREAS, Policy 1.1.3 of the Comprehensive Plan, provides that densities and intensities of the Future Land Use Element cannot be changed without the concurrence of a supermajority of the City Council; and

WHEREAS, pursuant to Article 3, Section 3-1007C of the LDRs, approval of a zoning map change shall require an affirmative vote of at least four (4) members of the City Council; and

WHEREAS, the Mayor and City Council, find that the adoption of the proposed Small Scale Land Use amendment to the Future Land Use Map is consistent with the Comprehensive Plan and in the best interest of the City, and thereby, authorize the City Manager to do all things necessary to effectuate the amendment, as required by Florida law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:

Section 1. **Subject Property.** The property legally described in the attached “Exhibit 1”, according to the Public Records of Miami-Dade County, Florida, is hereby re-designated from Low Density Residential to Utilities land use designation.

Section 2. **Authority of City Manager.** The City Manager is hereby authorized to do all things necessary to effectuate the subject land use amendment as required by Florida law.

Section 3. **Conflicts.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. **Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. **Codification.** The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 6. **Effective Date.** This Ordinance shall not become effective until thirty one (31) days after adoption on second reading, if not otherwise challenged.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this _____ day of _____, 2014.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this _____ day of _____, 2014.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

Additions shown by underlining. Deletions shown by ~~overstriking~~.

City of North Miami - Zoning Map

ADOPTED BY ORD. 1297 ON APRIL 6, 2010

Legend

Florida International University

Arts & Design Overlay District

Regional Activity Center

State of Florida Land

North Miami Municipal Boundary

Central City District Node Boundary

Neighborhood Redevelopment Overlay Boundary

Biscayne Park Height Transition Zone

Water

C-1

C-2BE

C-2BW

C-3

M-1

PD

PU

R-1

R-2

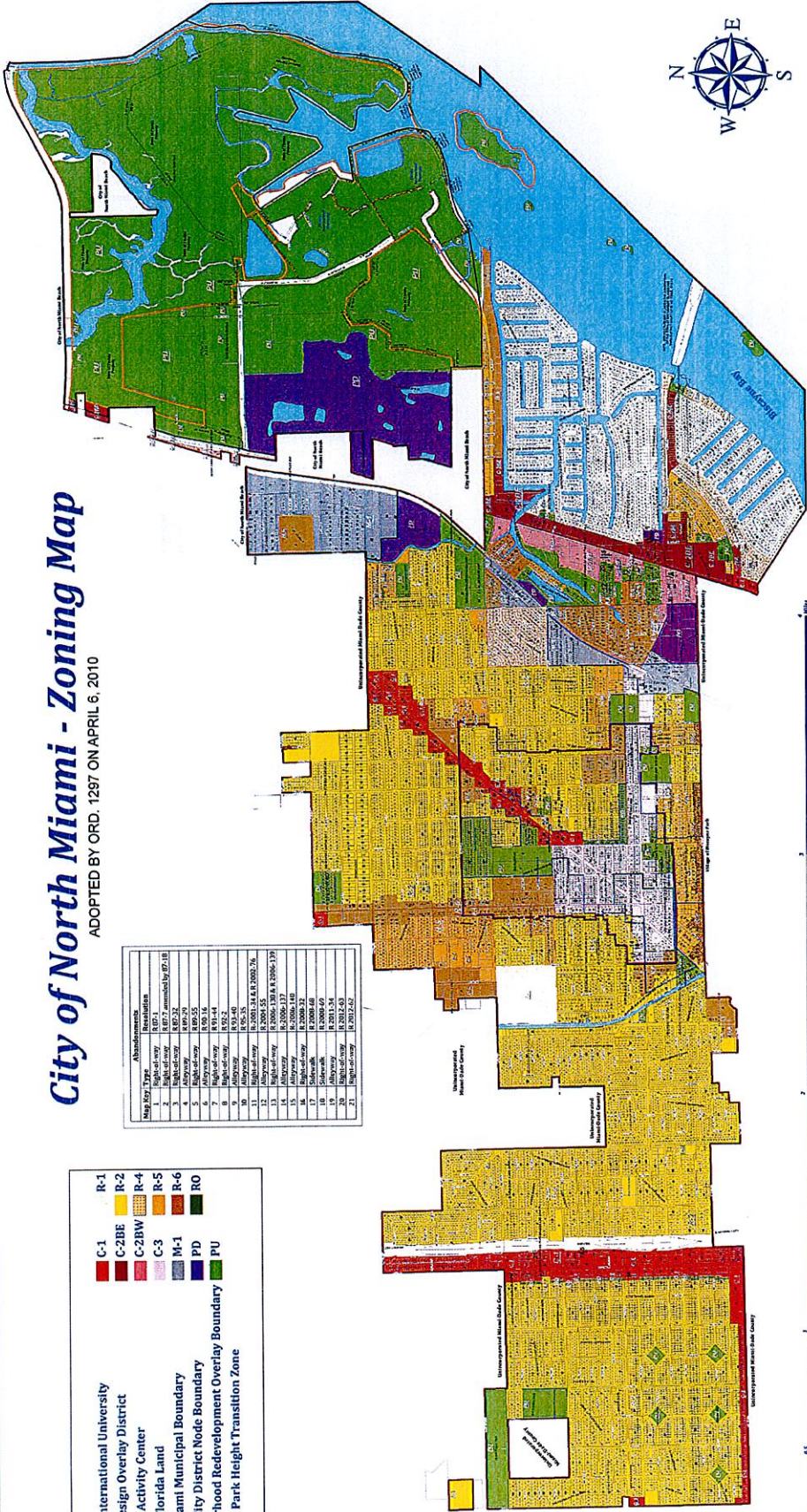
R-4

R-5

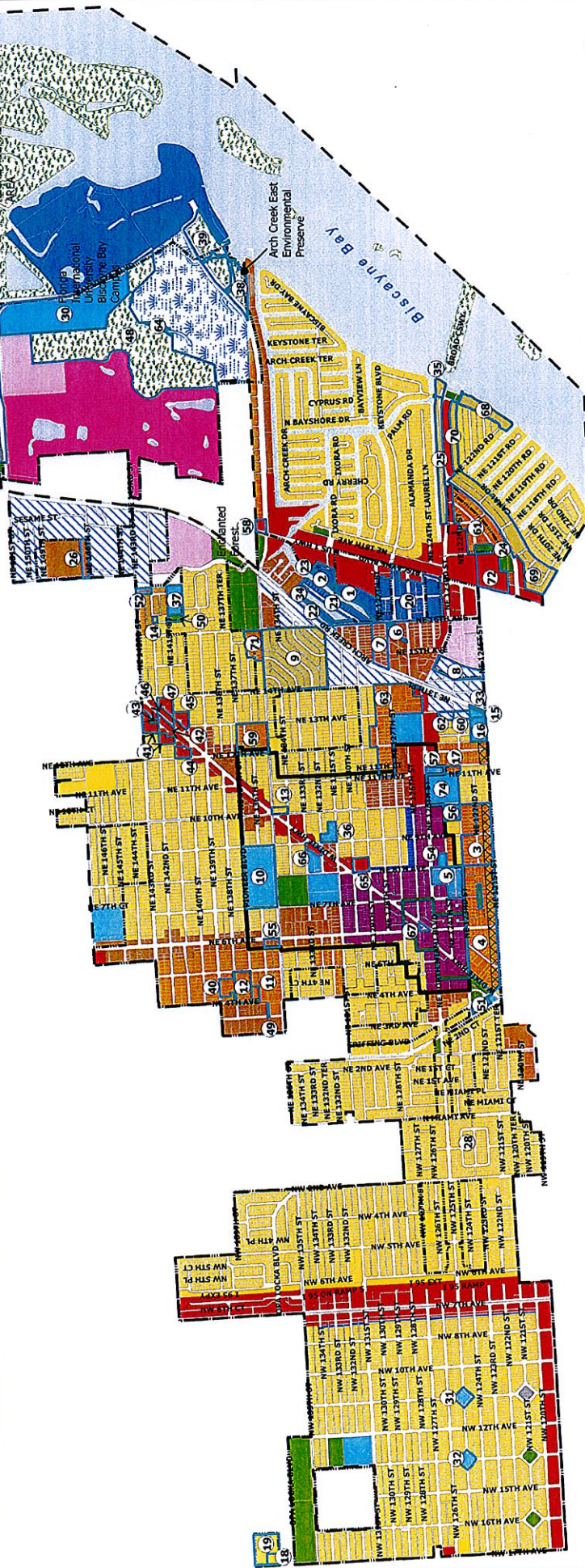
R-6

RO

Map Key	Type	Abbreviations	Restrictions
1	Right-of-way	R-07-1	
2	Right-of-way	R-07-2	
3	Right-of-way	R-07-3	
4	Right-of-way	R-07-4	
5	Right-of-way	R-07-5	
6	Right-of-way	R-07-6	
7	Right-of-way	R-07-7	
8	Right-of-way	R-07-8	
9	Right-of-way	R-07-9	
10	Right-of-way	R-07-10	
11	Right-of-way	R-07-11	
12	Right-of-way	R-07-12	
13	Right-of-way	R-07-13	
14	Right-of-way	R-07-14	
15	Right-of-way	R-07-15	
16	Right-of-way	R-07-16	
17	Right-of-way	R-07-17	
18	Right-of-way	R-07-18	
19	Right-of-way	R-07-19	
20	Right-of-way	R-07-20	
21	Right-of-way	R-07-21	



Note: Please refer to the corresponding table for additional information about each land use plan amendment location



SOURCE: MICHELE MELLGREN & ASSOCIATES, INC. 2007



A horizontal scale bar with a black segment from 0 to 0.5 miles and a white segment from 0.5 to 1 mile. The word "Miles" is written vertically below the bar.

ASPHALT PAVEMENT NW 122ND STREET

SKETCH OF SURVEY

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON PIPE
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M.D.C.R. MIAMI/DADE COUNTY RECORDS
CHN CHAIN LINK / WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
E- OVERHEAD UTILITY WIRES
A/C AIR CONDITIONER
R ELEVATION
Δ CENTRAL ANGLE
ARC ARC

LEGAL DESCRIPTION:

LOT 10, AND THE EAST 10 FEET OF LOT 11, BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, ACCORDING TO CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PHONE (954)689-7766 FAX (954)689-7799



PROJECT NUMBER: 6948-13

CLIENT: CITY OF NORTH MIAMI

REVISIONS

BOUNDARY & IMPROVEMENT SURVEY

DATE

04/04/13

SKETCH

AV

REC

FLOOD ZONE INFORMATION

COMMUNITY NUMBER 120655

PANEL NUMBER 0139 L

ZONE X

BASE FLOOD ELEVATION N/A

EFFECTIVE DATE 09/11/09

PROPERTY ADDRESS:

1092 NW 122ND STREET

SCALE: 1" = 20'

SHEET 1 OF 1

SKETCH OF SURVEY

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON PIPE
- FND FOUND NAIL AND CAP
- P.B. FOUND NAIL & DISC
- M/D.C.R. PLAT BOOK
- MIAMI/DADE COUNTY RECORDS
- CHAIN LINK/WOOD FENCE
- CONCRETE BLOCK STRUCTURE
- CBS OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- ELEVATION 11.15
- R RADIUS
- Δ CENTRAL ANGLE
- A ARC

LEGAL DESCRIPTION:

LOT 11 LESS THE EAST 10 FEET, BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

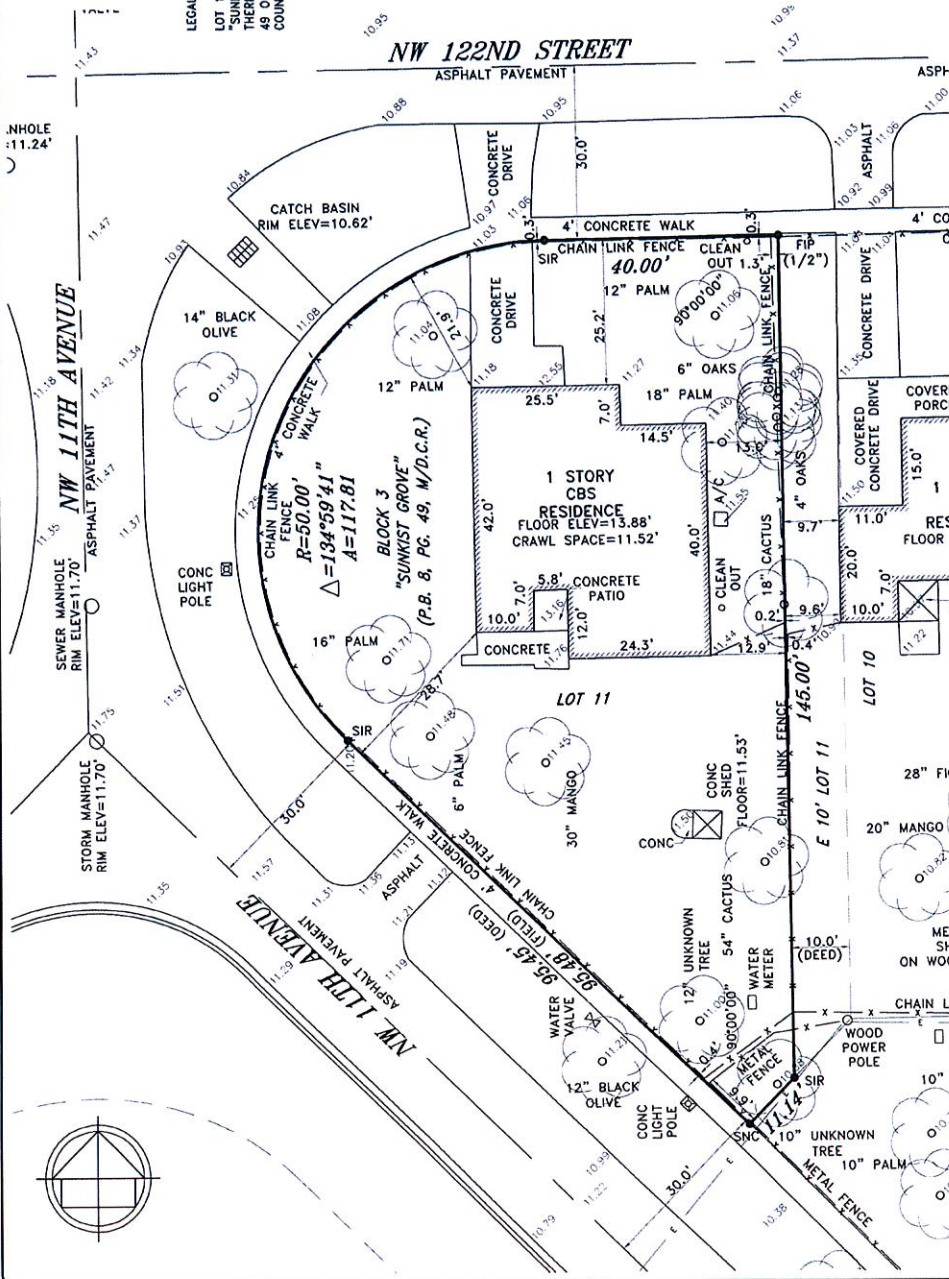
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HERON DESCRIBED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13



COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 47th Avenue, Suite 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION: LB # 6448 PHONE (954)689-7766 FAX (954)689-7799		PROJECT NUMBER: 6949-13 CLIENT: CITY OF NORTH MIAMI	BOUNDARY & IMPROVEMENT SURVEY DATE: 04/04/13 SKETCH: AV REVISIONS:	FLOOD ZONE INFORMATION COMMUNITY NUMBER: 120655 PANEL NUMBER: 0139 L ZONE: X BASE FLOOD ELEVATION: N/A EFFECTIVE DATE: 09/11/09	PROPERTY ADDRESS: 1094 NW 122ND STREET SCALE: 1"= 20' SHEET 1 OF 1
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SKETCH OF SURVEY

LEGEND:

CKD CHECKED BY
 CONC CONCRETE
 DWN DRAWN BY
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 -E- OVERHEAD UTILITY WIRES
 A/C AIR CONDITIONER
 11.15 ELEVATION
 R RADIUS
 Δ CENTRAL ANGLE
 A ARC

LEGAL DESCRIPTION:

LOT 13, BLOCK 3 OF "SUNKIST GROVE"
 ACCORDING TO THE PLAT THEREOF, AS RECORDED
 IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC
 RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.96

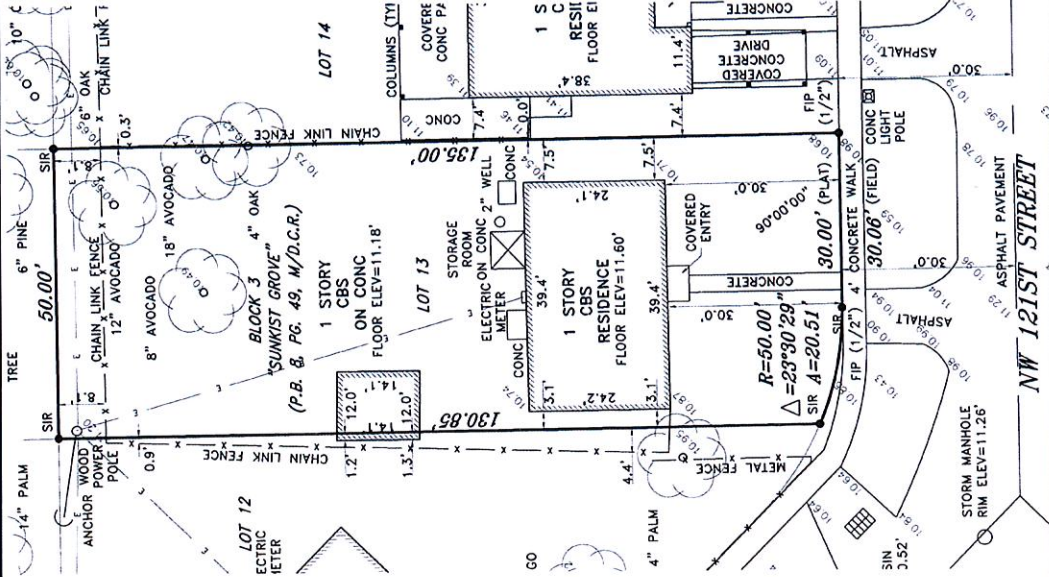


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL 2013.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
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PROJECT NUMBER : 6950-13

CLIENT : CITY OF NORTH MIAMI

BOUNDARY & IMPROVEMENT SURVEY

DATE 04/04/13

REVISIONS

PROPERTY ADDRESS : 1085 NW 121ST STREET

SCALE: 1"= 20'

SHEET 1 OF 1

FLOOD ZONE INFORMATION

COMMUNITY NUMBER 120655

PANEL NUMBER 0139 L

ZONE X

EFFECTIVE DATE 09/11/09

[illegible]

LEGAL DESCRIPTION:

LOT 12, BLOCK 3 OF "SUNKIST GROVE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC
RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANSING SHOWN HEREON WERE NOT INSTRUMENTS FOR RIGHTS-OF-WAY. LANDS ARE OWNERSHIP FOR OTHER PURPOSES OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT SUPPLY THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929.
7. BENCHMARK REFERENCE: WAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HERON DESCRIBED
PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
AND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS
FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS
FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 51-17 OF
THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027,
STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE
SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/04/13

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 6951-13

CLIENT : CITY OF NORTH MIAMI

REVISIONS

BOUNDARY & IMPROVEMENT SURVEY

DATE **FB/PG** **DWN** **CKD**

04/04/13 SKETCH AV REC

FLOOD ZONE INFORMATION

COMMUNITY NUMBER 120655

PANEL NUMBER 0139 L

ZONE X

BASE FLOOD ELEVATION N/A

EFFECTIVE DATE 09/11/09

PROPERTY ADDRESS :
12105 NW 11TH AVENUE

SCALE: 1"= 20'

SHEET 1 OF 1

COUSINS SURVEYORS & ASSOCIATES, INC.

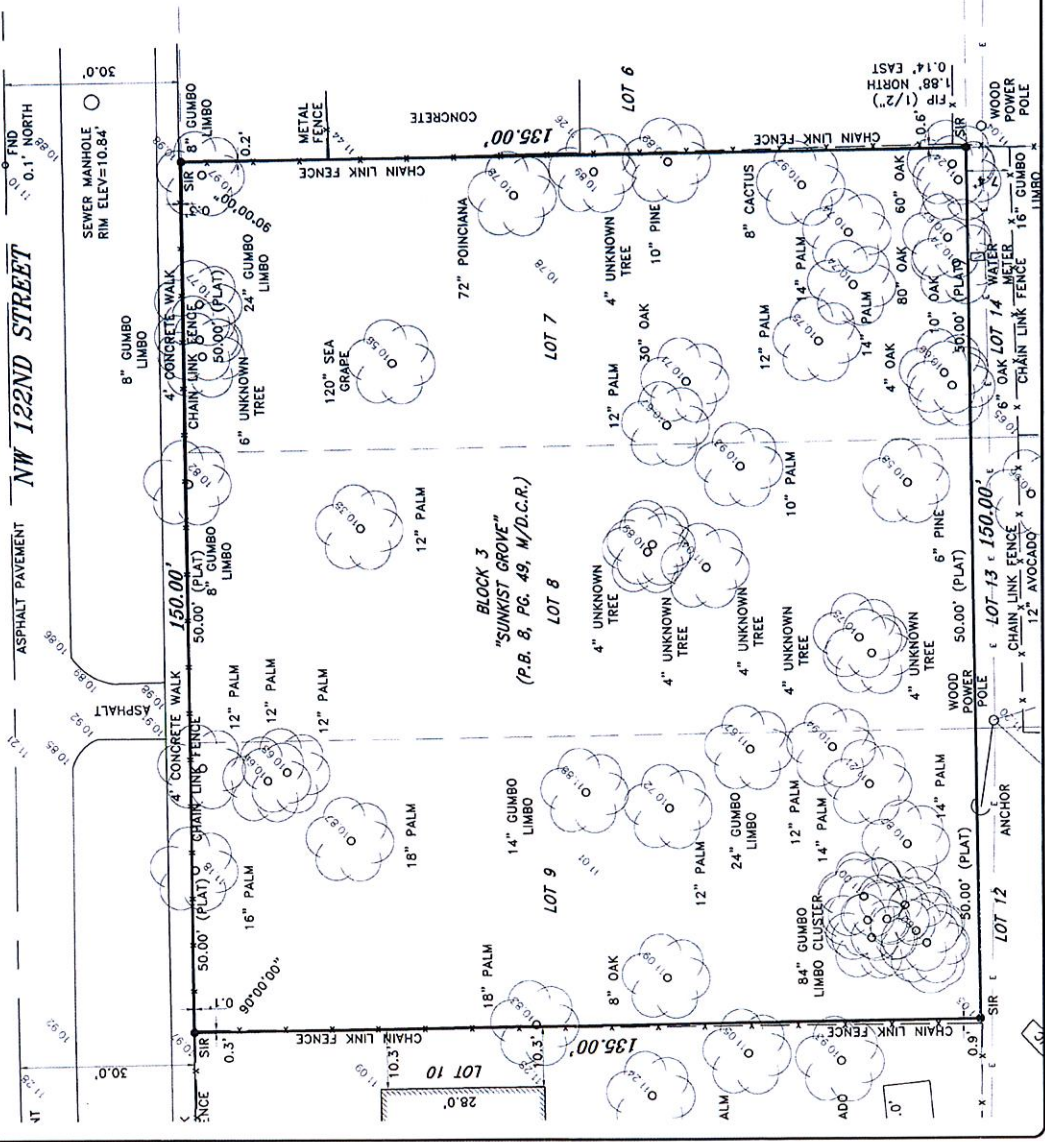
3921 SW 47th Avenue, Suite 1011

DAVIE: FLORIDA 33314

CERTIFICATE OF AUTHORIZATION : LB # 6448

PHONE (954)689-7766 FAX (954)689-7799

SKETCH OF SURVEY



LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- Y CHAIN LINK / WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- E-C OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- 11.15 ELEVATION
- R RADIUS
- Δ CENTRAL ANGLE
- Δ ARC

LEGAL DESCRIPTION:

LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 3 OF "SUNKIST GROVE" AS SHOWN ON PLAT #6448 THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPECT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.96



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. THIS SURVEY WAS DONE IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13

COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 47th AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954)689-7766 FAX (954)689-7799		PROJECT NUMBER : 6952-13 CLIENT : CITY OF NORTH MIAMI		REVISIONS BOUNDARY & IMPROVEMENT SURVEY DATE 04/04/13 SKETCH AV REC		FLOOD ZONE INFORMATION COMMUNITY NUMBER 120655 PANEL NUMBER 0139 L ZONE X BASE FLOOD ELEVATION N/A EFFECTIVE DATE 09/11/09		PROPERTY ADDRESS : 1080 NW 122ND STREET SCALE: 1"= 20' SHEET 1 OF 1	
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SKETCH OF SURVEY

LEGEND:

CKD CONCRETE
DWN DRAIN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
-X- CHAIN LINK / WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
-E- OVERHEAD UTILITY WIRES
A/C AIR CONDITIONER
11.15 ELEVATION
R RADIUS
CENTRAL ANGLE
A ARC

LEGAL DESCRIPTION:

LOT 14, BLOCK 3 OF "SUNKIST GROVE"
ACCORDING TO THE PLAT RECORDED
IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC
RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



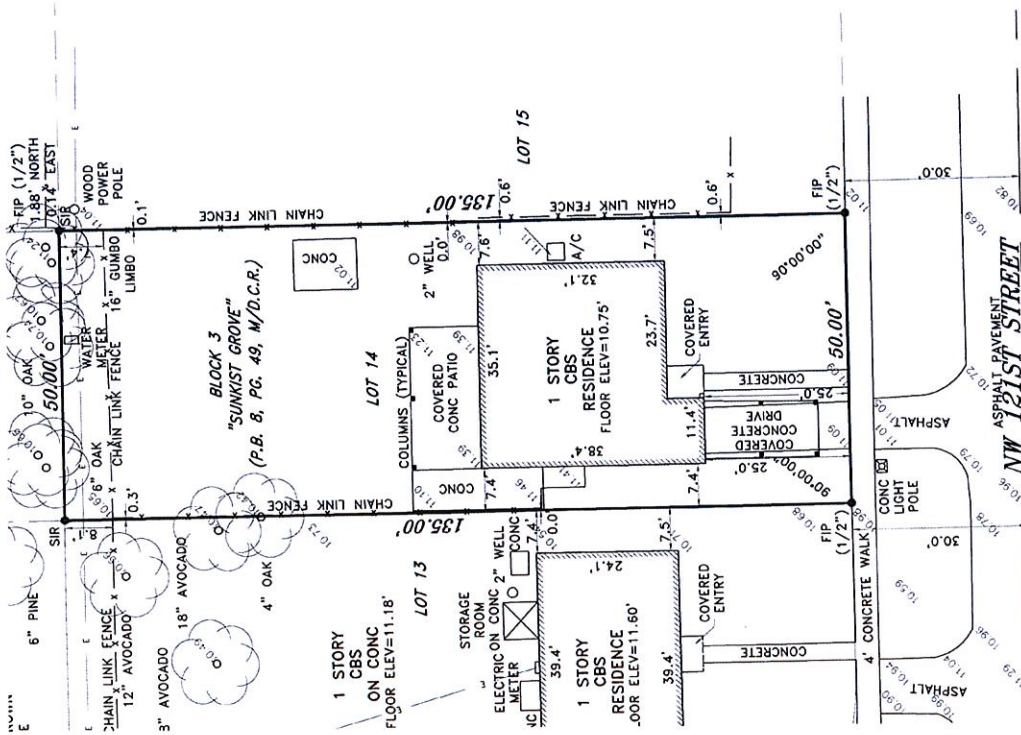
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING PRACTICE IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PHONE (954)689-7766 FAX (954)689-7799



PROJECT NUMBER: 6953-13

CLIENT: CITY OF NORTH MIAMI

REVISIONS

BOUNDARY & IMPROVEMENT SURVEY	DATE	FB/PG	DWN	CKD
	04/04/13	SKETCH	AV	REC

FLOOD ZONE INFORMATION	COMMUNITY NUMBER	120655
PANEL NUMBER	0139	L
ZONE	X	X
BASE FLOOD ELEVATION	N/A	
EFFECTIVE DATE	09/11/09	

PROPERTY ADDRESS:	1075 NW 121ST STREET
SCALE:	1" = 20'
SHEET	1 OF 1



Public Works Department
Utility Operations Center

1815 N.E. 150 Street • North Miami, FL 33181 • T: (305) 895-9838 • F: (305) 787-1008

October 2, 2013

Ms. Maxine Calloway
Director
Community Planning & Development
12400 NE 8 AVE
North Miami, FL 33161

Re: **Winson Water Plant Upgrades**

Dear Ms. Calloway,

This letter accompanies the application regarding the properties as follows:

- **Parcel 1:** Folio 06-2126-016-0410 - described as the "1094 NW 122nd Street" parcel, and Lot 11 less the East 10 feet of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 2:** Folio 06-2126-016-0400 - described as the "1092 NW 122nd Street" parcel, and Lot 10 and the East 10 feet of Lot 11 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 3:** Folio 06-2126-016-0390 - described as the "1080 NW 122nd Street" parcel, and Lots 7 to 9 inclusive of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Record.
- **Parcel 4:** Folio 06-2126-016-0440 - described as the "1075 NW 121st Street" parcel, and Lot 14 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 5:** Folio 06-2126-016-0430 - described as the "1085 NW 121st Street" parcel, and Lot 13 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 6:** Folio 06-2126-016-0420 - described as the "12105 NW 11th Avenue" parcel, and Lot 12 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records. (City ownership is pending)

As you are aware, we have had several conversations regarding the upgrades to the Winson Water Plant. The proposed improvements would be constructed at the existing treatment plant site, properties listed above and an approximately 20,000 SF portion of right of way along NW 11 AVE between NW 121 ST and NW 122 ST. Our goal is to

expand the water plant site and create one contiguous area. The improvements include refurbishing and or replacing existing equipment, installing two new storage tanks and abandoning the aforementioned portion of right of way. The improvements will maintain the reliability of the treatment plant over the next 20 years. Based on our conversations, the application addresses five matters:

1. A rezoning of all the lots comprising the property to a designation of PU. These lots will become part of the Winson Water Plant site.
2. Amendments to the Comprehensive Plan (Future Land Use Map).
3. Right of way abandonment.
4. Conditional Use Permit.
5. Waiver of Plat.

We have attached the site surveys and mailing list to this application.

We are now requesting that this application be addressed at the first available Planning Commission meeting of the Planning Board. The application package includes the required copies of a map of the property and mailing labels.

We are appreciative of the cooperation shown to us by your staff and are available for meetings, as needed. If you have any questions, please do not hesitate to contact me at (305) 895-9830 or e-mail me at aghany@northmiamifl.gov.

Sincerely,



Aleem A. Ghany, P.E.
Director of Public Works

AAG/wpl

Enclosures

CC: Tanya Wilson-Sejour, City Planner
Wisler Pierre-Louis, City Engineer
Joanne Martin, Zoning Administrator
File